

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**FISHER (PLN080468)**

**RESOLUTION NO. 080468**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Categorically Exempting PLN080468 per CEQA Guidelines Section 15302, and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; a Coastal Development Permit to allow development on slope greater than 30 percent; and a Design Approval.

(PLN080468, Fisher, 46325 Pfeiffer Ridge Road, Big Sur, Big Sur Coast Land Use Plan, APN: 419-241-017-000)

**The Fisher application (PLN080468) came on for public hearing before the Monterey County Zoning Administrator on August 27, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the Monterey County General Plan,
  - Big Sur Coast Land Use Plan,
  - Big Sur Coastal Implementation Plan,
  - Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, 40 acres per unit, with a Design Control overlay (Coastal Zone), which allows the demolition and construction of residential units with a Coastal Administrative Permit and Design Approval, and requires a Coastal Development Permit for development on slope greater than 30 percent. Therefore, the project is an allowed land use for this site.
- c) Design Approval: The property is within a Design Control District overlay which requires additional design review of proposed structures to assure subordination to and blending with the surrounding environment (Big Sur LUP Policy 3.2.4.A.3). The project design, materials, and colors are consistent and compatible with residences in the area and blend with the natural landscape of the property and surrounding area.
- d) The project planner conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the project on the subject parcel conforms to the plans listed above.
- e) Development on slopes that exceed 30% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. (see Finding No. 7)
- f) Guesthouse: The subject project meets the regulations, standards and circumstances for a guesthouse (size, height, no kitchen, etc). The project includes a Coastal Administrative Permit to allow the construction of a guesthouse, consistent with Section 20.12.040.C, and in accordance with the applicable policies in Section 20.64.020.C. In addition, Condition No. 9 will require the applicant to record a deed restriction regarding the regulations applicable to the use of guesthouses.
- g) The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Big Sur Coast LUAC unanimously recommended approval, with conditions, at a public meeting held on June 23, 2009. The LUAC requested that in rooms visible from Pfeiffer Ridge Road, interior lights shall be no higher than 4 feet from the floor, and shall not include hanging light fixtures or spot lights, that exterior lights be shielded and no higher than 18 inches above ground, and that landscape planting be effectively used to screen the structures. Condition No. 7 (Landscape Plan) has been modified to require to the applicant to use landscaping to screen the structures from the road and neighbor views to the maximum extent feasible. Condition No. 8

(Lighting) has been modified to require exterior lights to be shielded and no higher than 18 inches above ground, and to require interior lights no higher than 4 feet from the floor. In addition, in order to reduce light glare at night, interior lighting shall not include hanging light fixtures or spot lights in rooms visible from Pfeiffer Ridge Road.

- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080468.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cal-Fire Coastal (Fire Protection District), RMA - Public Works Department, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Soil/Slope Stability. A technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed this report and concurs with its conclusions. The following report has been prepared:

- Geotechnical Report (LIB090375) prepared by Grice Engineering, Inc, Salinas, California, December 2008.

- c) Staff conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080468.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**EVIDENCE:** a) The project was reviewed by the RMA - Planning Department, Public Works Department, Environmental Health Division, Water Resources Agency, and Cal-Fire Coastal. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. The existing development is, and will continue to be, serviced by an existing water system (Rancho Chaparral Mutual Water System) and septic system. The

Environmental Health Division reviewed the project application and did not apply any conditions to project approval.

- c) Preceding findings and supporting evidence for PLN080468.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted site inspections on October 29, 2008, and June 23, 2009, and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080468.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302, categorically exempts the replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
  - b) The applicant proposes to demolish an existing single family dwelling and guesthouse, and construct a new single family dwelling and guesthouse. The new structures will be located on approximately the same site as the existing structures. The structural coverage (residence, guesthouse, and pool equipment room) will increase by approximately 2,280 square feet (from 2,303 to 4,583), including 351 square feet of roof overhangs. Therefore, the proposed development is consistent with Section 15302.
  - c) No adverse environmental effects were identified during staff review of the development application during site visits on October 29, 2008, and June 23, 2009.
  - d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
  - e) See preceding and following findings and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080468.
  - e) The project planner conducted site inspections on October 29, 2008, and June 23, 2009.

7. **FINDING: DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, the Big Sur Coast Land Use Plan, and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
  - b) The project includes application for development on slopes exceeding 30%. Due to the steep topography of the property, the potential building area on slope less than 30 percent is limited. Therefore, the applicant has requested a Coastal Development Permit to allow development on slope greater than 30 percent. The majority of the slope area proposed for development has been disturbed by previous development (structural, retaining wall, or landscaping). The area of the west deck has not been previously disturbed, so the west deck will be cantilevered over the slope in order to minimize disturbance. Overall, the applicant has sited the proposed development in order to minimize development on slope over 30 percent, while also minimizing private viewshed impacts to neighbors. Modifying the project design to avoid 30 percent slope would cause conflicts with policies relating to the protection of private views (LUP Policy 3.2.4.A.2).
  - c) The Zoning Administrator shall require such conditions and changes in the development as it may deem necessary to assure compliance with Section 20.64.230 of the Monterey County Code (Condition No. 5).
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080468.
  - e) The project planner conducted site inspections on October 29, 2008, and June 23, 2009.
  - f) The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

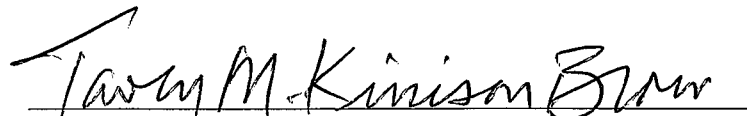
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission: Sections 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves a project located between the sea and the first through public road paralleling the sea, and it involves development in the underlying zone as a conditional use.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically exempt PLN080468 per CEQA Guidelines Section 15302, and
- B. Approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill, a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse, a Coastal Development Permit to allow development on slope greater than 30 percent, and a Design Approval, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of August, 2009.

  
Taven M. Kinison Brown, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **SEP 01 2009**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **SEP 11 2009**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE

COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION 080468 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

**Project Name:** FISHER  
**File No:** PLN080468 **APN:** 419-241-017-000  
**Approved by:** Zoning Administrator **Date:** August 27, 2009

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
<b>RMA – Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>            This Combined Development Permit (PLN080468) allows the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; development on slope greater than 30 percent; and a Design Approval. The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number APN 419-241-017-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA  RMA - Planning</p>	<p>Ongoing unless otherwise stated.</p>	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(RMA-Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 080468) was approved by the Zoning Administrator for Assessor's Parcel Number 419-241-017-000 on August 27, 2009. The permit was granted subject to fifteen (15) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner / Applicant  RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner / Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, whichever occurs first and as applicable.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>				
4.		<b>PD007 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA – Planning Department and Building Services Department)</b>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner / Applicant	Ongoing	
5.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA – Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner / Applicant / Geo-technical Consultant	Prior to final inspection.	
6.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner / Applicant	Prior to the issuance of grading or building permits.	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner / Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department.	Owner / Applicant	Prior to final inspection.	
7.		<b>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD)</b> The site shall be landscaped to ensure screening of the structures from the road and neighbor views to the maximum extent feasible. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA – Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA – Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.” <b>(RMA – Planning Department)</b>	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.  Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.  All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner / Applicant  Owner / Applicant  Owner / Applicant	Prior to issuance of building permits.  Prior to occupancy.  Ongoing	
8.		<b>PD014(C) – LIGHTING – EXTERIOR LIGHTING PLAN (BIG SUR) (NON-STANDARD)</b> All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner / Applicant	Prior to the issuance of building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior lights shall be shielded and no higher than 18 inches above ground. In rooms visible from Pfeiffer Ridge Road, interior lights shall be no higher than 4 feet from the floor, and shall not include hanging light fixtures or spot lights. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy. / Ongoing	
9.		<b>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</b> The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows: <ul style="list-style-type: none"> <li>• Only one guesthouse shall be allowed per lot.</li> <li>• Detached guesthouses shall be located in close proximity to the principal residence.</li> <li>• Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.</li> <li>• The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens</li> <li>• The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets</li> <li>• The guesthouse shall not exceed 425 square feet of</li> </ul>	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner / Applicant	Prior to the issuance of grading or building permits	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner / Applicant	Prior to occupancy or commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		livable floor area <ul style="list-style-type: none"> <li>• The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect</li> <li>• Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.</li> <li>• The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.</li> <li>• The guesthouse height shall not exceed 12 feet nor be more than one story.</li> </ul> <b>(RMA – Planning Department)</b>				
10.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 4 years, to expire on August 27, 2013, unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner / Applicant	As stated in the conditions of approval.	
11.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b>	Install and maintain utility and distribution lines underground.	Owner / Applicant	Ongoing	
12.		<b>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</b> In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: <ol style="list-style-type: none"> <li>1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;</li> </ol>	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor / Owner / Applicant	Prior to the issuance of a demolition permit.	
			Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor / Owner / Applicant / Air District	During demolition.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. <b>(RMA – Planning Department)</b>				
<b>Monterey County Water Resources Agency</b>						
13.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water re-circulating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection / occupancy	
<b>Fire Agency (Cal-Fire Coastal)</b>						
14.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building	

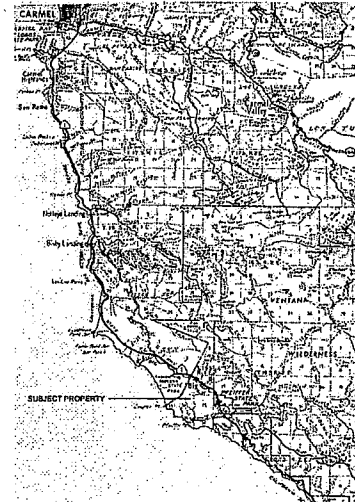
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Cal-Fire Coastal Fire Protection District)</b>			permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Owner / Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	
15.		<b>FIRE030 – PHOTOVOLTAIC SYSTEM PLANS (NON-STANDARD)</b> The applicant shall submit plans independently for review of the photovoltaic system. A minimum of four (4) sets of plans for photovoltaic systems must be submitted by a California licensed contractor and approved prior to installation. <b>(Cal-Fire Coastal Fire Protection District)</b>	Applicant shall submit plans to the RMA-Building Services Department for review and approval.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. final inspection.	Owner / Applicant	Prior to final building inspection.	

**END OF CONDITIONS**

**SHEET INDEX**

1. PROJECT DATA, PARCEL MAP, VICINITY MAP
2. EXISTING SITE PLAN
3. EXISTING FLOOR PLAN
4. EXISTING ELEVATIONS
5. PROPOSED SITE AND ROOF PLAN
6. PROPOSED GRADING PLAN
7. PROPOSED MAIN HOUSE FLOOR PLAN
8. PROPOSED BASEMENT AND CARETAKERS UNIT
9. PROPOSED GUEST HOUSE
10. PROPOSED MAIN HOUSE NORTH AND EAST ELEVATIONS
11. PROPOSED MAIN HOUSE SOUTH AND WEST ELEVATIONS
12. GUEST HOUSE ELEVATIONS

**VICINITY MAP**

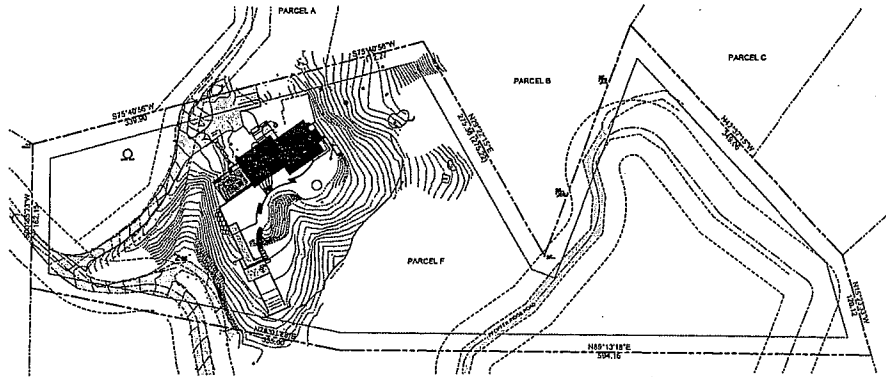


**SCOPE OF WORK**

DEMOLITION OF EXISTING HOUSE (FOUNDATION MAY REMAIN) AND CONSTRUCTION OF NEW TWO BEDROOM RESIDENCE IN SAME LOCATION OF EXISTING HOUSE. CONSTRUCTION OF A NEW GUEST HOUSE TO REPLACE EXISTING GUEST HOUSE. NEW CONSTRUCTION OF POOL, HOT TUB, PATIO AND PHOTOVOLTAIC SYSTEM. DEMOLITION OF EXISTING HOT TUB AND STUDIO STRUCTURE. REPAIR TO EXISTING SEPTIC SYSTEM.

**PROJECT DATA**

<b>CLIENT:</b>	Paul Fisher & Danah Keane c/o Carver + Schickelanz Architects
<b>ARCHITECT:</b>	Carver + Schickelanz Architects P.O. Box 2084 Carmel, California 93913 Phone: 831-924-2264 Fax: 831-924-0284 E-mail: Jay@CarverSchickelanz.com Contact: Jay Nabum
<b>SURVEYOR:</b>	Rancharos Land Surveying P.O. Box 2135 Monterey, California 93942 Phone: 831-378-7149 Fax: 831-378-2543
<b>PROPERTY ADDRESS:</b>	4225 Pfeiffer Plaza Road Big Sur, California 93920
<b>APN:</b>	419-241-017
<b>PARCEL SIZE:</b>	5.25 Acres (228,037.7 sq. ft.)
<b>ZONING:</b>	RDR140 (CZ)
<b>EXISTING SQUARE FOOTAGE:</b>	1774 sq. ft. Main House: 360 sq. ft. Studio: 188 sq. ft.
<b>PROPOSED SQUARE FOOTAGE:</b>	Main House: 2483 sq. ft. 1st Floor: 1927 sq. ft. TOTAL: 3545 sq. ft. Guest House: 429 sq. ft. Pool Equipment Room: 262 sq. ft.
<b>BUILDING HEIGHT:</b>	Main House: Average Natural Grade: 887'-0" Maximum Height Allowed: 1017'-0" (129'-0" ABOVE AVERAGE NATURAL GRADE) Proposed Height: 1000'-0" Guesthouse: Average Natural Grade: 872'-0" Maximum Height Allowed: 912'-0" (12'-0" ABOVE AVERAGE NATURAL GRADE) Proposed Height: 910'-0"
<b>EXISTING BUILDING SITE COVERAGE:</b>	Residence: 1774 sq. ft. Deck: 442 sq. ft. Guest House: 230 sq. ft. Deck: 251 sq. ft. Studio: 188 sq. ft. TOTAL: 2885 sq. ft. 2008 sq. ft./228,037.7 sq. ft. (5.25 Acres) = 0.879 Existing Building Site Coverage
<b>PROPOSED BUILDING SITE COVERAGE:</b>	Residence: 3545 sq. ft. 30" Overhang: 351 sq. ft. West Deck: 783 sq. ft. Kitchen Deck: 105 sq. ft. Guest House: 429 sq. ft. Pool Equipment Room: 262 sq. ft. TOTAL: 5864 sq. ft. 5864 sq. ft./228,037.7 sq. ft. (5.25 Acres) = 2.575 Proposed Building Site Coverage
<b>EXISTING FLOOR AREA RATIO:</b>	Residence: 1774 sq. ft. Guest House: 230 sq. ft. Studio: 188 sq. ft. TOTAL: 2292 sq. ft. 2292 sq. ft./228,037.7 sq. ft. (5.25 Acres) = 1.005 Existing F.A.R.
<b>PROPOSED FLOOR AREA RATIO:</b>	Residence: 3545 sq. ft. Guesthouse: 429 sq. ft. Pool Equipment Room: 262 sq. ft. TOTAL: 4236 sq. ft. 4236 sq. ft./228,037.7 sq. ft. (5.25 Acres) = 1.859 Proposed F.A.R.
<b>CUT</b>	561 CU. YARDS
<b>FILL</b>	509 CU. YARDS
<b>WATER SOURCE:</b>	Rancho Chabonnet Mutual Water Company
<b>SEWER SYSTEM:</b>	Existing Septic
<b>TREES TO BE REMOVED:</b>	2 (1) 8" DIA. & (1) 9" DOUBLE TRUNK FRUIT TREE(S)



**1 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"



EXISTING STUDIO



EXISTING GUEST HOUSE



EXISTING RESIDENCE, SOUTH WEST ELEVATION



EXISTING RESIDENCE, NORTH ELEVATION

<b>DATE</b>	07 JULY 2008	<b>TITLE</b>	PROJECT DATA, PARCEL MAP, VICINITY MAP
<b>SCALE</b>	AS NOTED	<b>Fisher Residence</b> 4225 PFEIFFER ROAD RD • BIG SUR, CA, 93920	
<b>DRAWN</b>	DJD		
<b>JOB</b>	0612		



**Carver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2084 • CARMEL CA 93913 • USA  
PHONE 831.924.2264 • FAX 831.924.0284  
CARVERSCHEICKELANZ.COM





EXISTING STUDIO TO BE REMOVED

PARCEL 'W', (S.3404-P.1350)

6" OAK TREE TO BE REMOVED

8" DEL. FRUIT TREE TO BE REMOVED

EXISTING PORCH TO BE RELOCATED AND REPLACED WITH NEW 1200"

EXISTING RETAINING WALLS AND STONE STEPS TO BE REMOVED

CONCRETE PAVING TO BE REMOVED

EXISTING GUESTHOUSE TO BE REMOVED

40' WIDE R.D.A. UTIL. BASEMENT (S.3404-P.1350) PARCEL 'Y', & R099-P.1334

PER GRANT 1/2" WIDE EASEMENT DEED DOCUMENT # 88 1009 RECORDED ON 24-FEB-1998 AND R.1850-P.410

PARCEL 'Y' (7/8187) (AMENDED PRELIM. TITLE REPORT NO. J.755-254883)

POINT 'A' PER GRANT DEED DOCUMENT # 88 1009 RECORDED ON 24-FEB-1998

DATE	07 JULY 2008
SCALE	1/2" = 1'-0"
DRAWN	DJD
JOB	0812

TITLE  
EXISTING SITE PLAN

**Fisher Residence**  
4033 PEPPER ROAD RD • BIG SUR, CA 93920

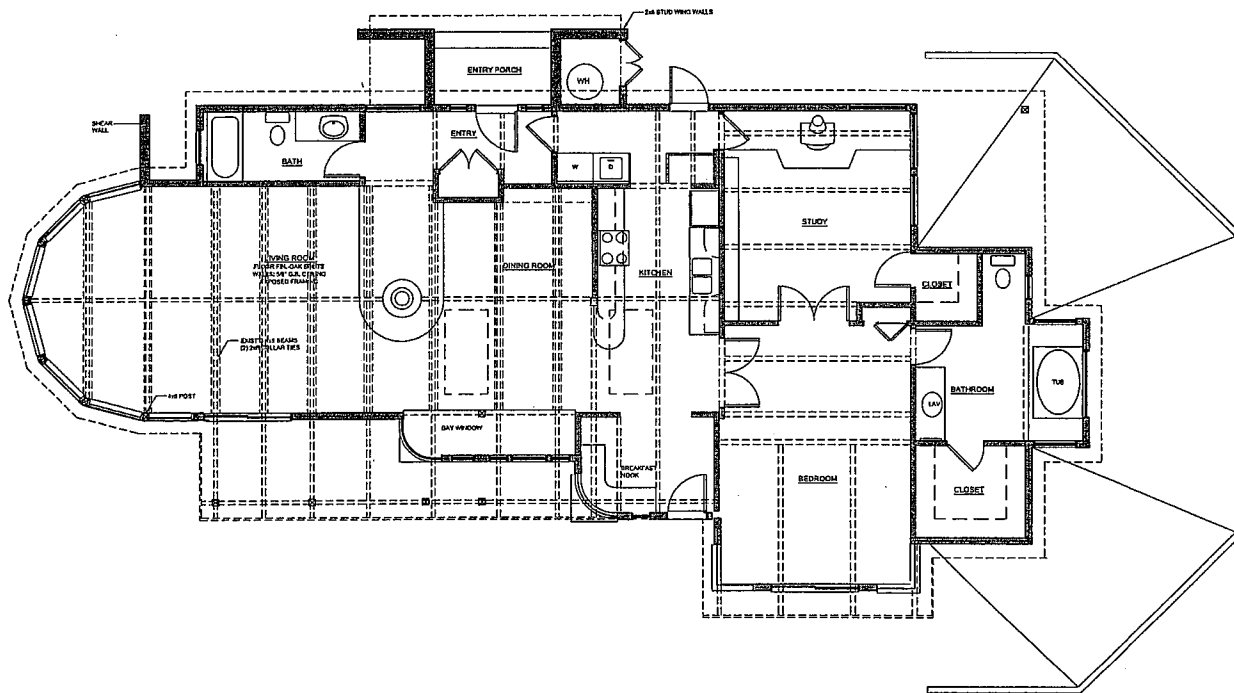


**Carver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2881 • GANNETT CA 95821 • USA  
PHONE 916.842.2534 • FACSIMILE 434.0384  
CLAYTON@CSCFIRM.COM

SHEET

**2**



1 EXISTING FLOOR PLAN  
SCALE 1/4" = 1'-0"



DATE	07 JULY 2009
SCALE	1/4" = 1'-0"
DRAWN	LB
JOB	0812

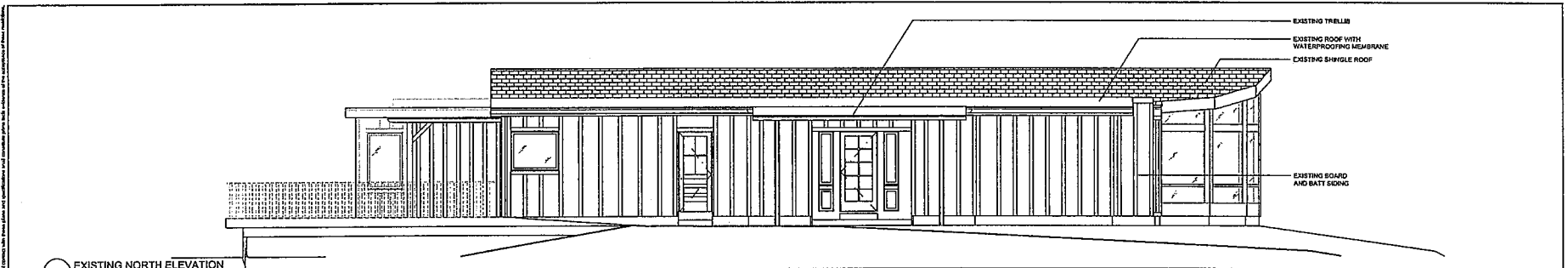
TITLE	EXISTING FLOOR PLAN
<h2>Fisher Residence</h2> <p>4225 PEPPER HEDGE RD • BIG SUR, CA, 93920</p>	



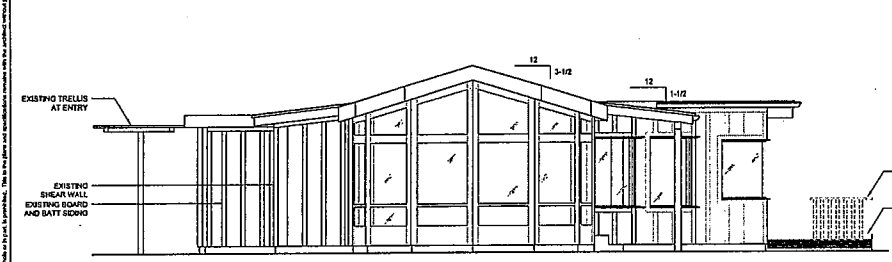
**Cerver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2848 • CARMEL CA 93821 • USA  
PHONE 831.874.2388 • FACSIMILE 831.8394  
CERVER+SCHICKELANZ.COM

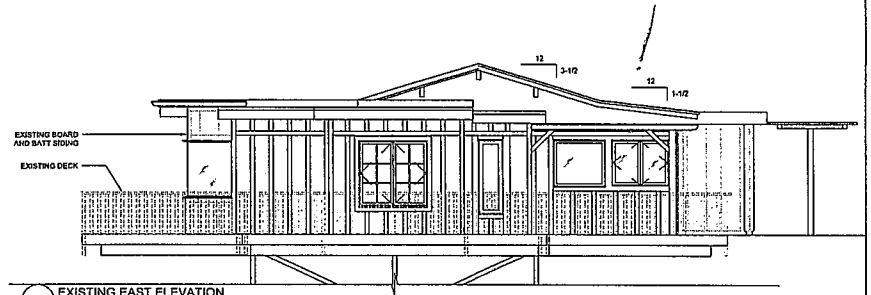
SHEET	3
-------	---



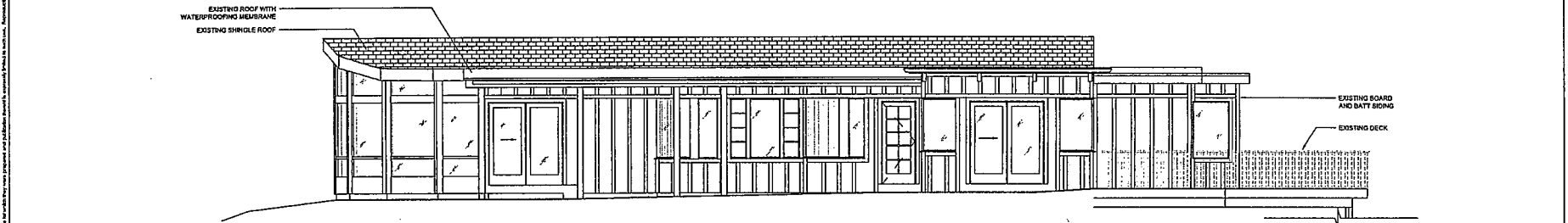
1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

DATE	07 JULY 2009	TITLE	EXISTING ELEVATIONS
SCALE	1/4" = 1'-0"	<p><b>Fisher Residence</b> 15225 PEPPER RIDGE RD. • 910 SUR, CA. 91292</p>	
DRAWN	DJD		
JOB	0612		



**Carver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2684 • CARVEL, GA 30201 • USA  
PHONE 931.824.9304 • FACSIMILE 931.824.0384  
CARVER+SCHICKELANZ.COM

SHEET  
**4**



**LEGEND**  
 [Hatched Pattern] GREATER THAN 30% SLOPE

DATE	07 JULY 2009
SCALE	1/8"=1'-0"
DRAWN	DJD
JOB	0612

TITLE  
**PROPOSED ROOF AND SITE PLAN**

**Fisher Residence**  
 4251 PEPPER ROAD RD • BLD 30R, CA, 92202



**Carver + Schickelanz**  
 ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2884 • GARMEL CA 92381 • USA  
 PHONE 921.684.2324 • FACSIMILE 624.0284  
 CARVER@SCHICKELANZ.COM

SHEET  
**5**

DATE	07 JULY 2008
SCALE	1/8"=1'-0"
DRAWN	DJD
JOB	0612

# Fisher Residence

4433 PLYMOUTH AVENUE - RED BLUFF, CA 95070

PROPOSED GRADING PLAN

**Corbett + Schickelton**  
 ARCHITECTS - PLANNERS - INTERIOR DESIGNERS

NO BOX 2544 - GARDEN, CA 95921 - USA  
 PHONE 916.921.2201 - FACSIMILE 924.924  
 CORBETT+SCHICKELTON.COM



6

SHEET



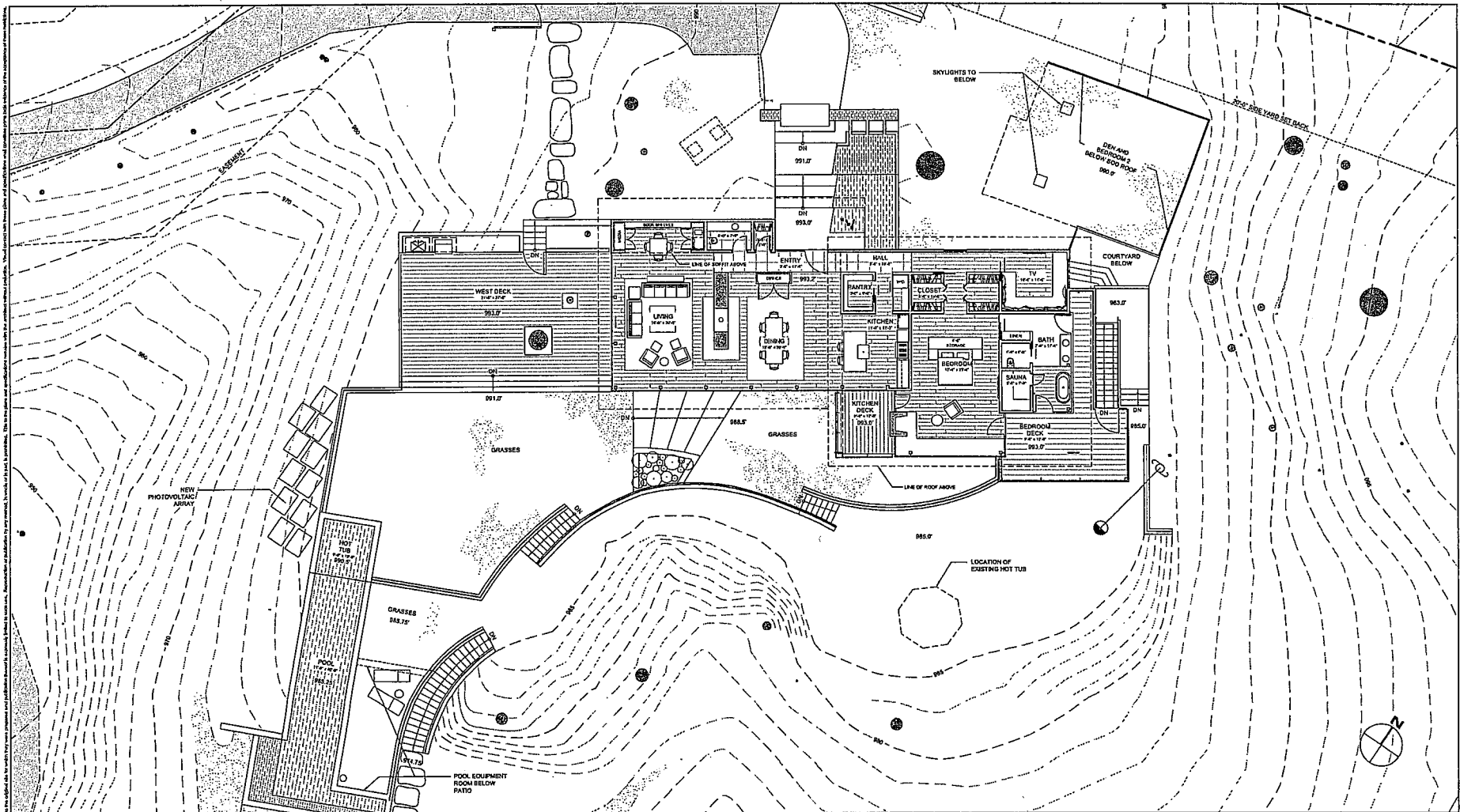
## LEGEND

FULL 60' DIA. FT.  
 CURB 54" DIA. FT.

- EROSION CONTROL NOTES**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED TO MAINTAIN THE EROSION CONTROL THROUGH THE LENGTH OF THE ENTIRE PROJECT. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND MONITORED THROUGHOUT THE PROJECT.
  2. THE PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
  3. THE PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
  4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.



THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CORBETT + SCHICKELTON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF CORBETT + SCHICKELTON IS STRICTLY PROHIBITED.



DATE	07 JULY 2009	TITLE	PROPOSED MAIN HOUSE FLOOR PLAN
SCALE	1/8"=1'-0"	<b>Fisher Residence</b> 1238 PEPPER ROAD RD • RIO SUIR, CA, 92320	
DRAWN	DJD		
JOB	0612		

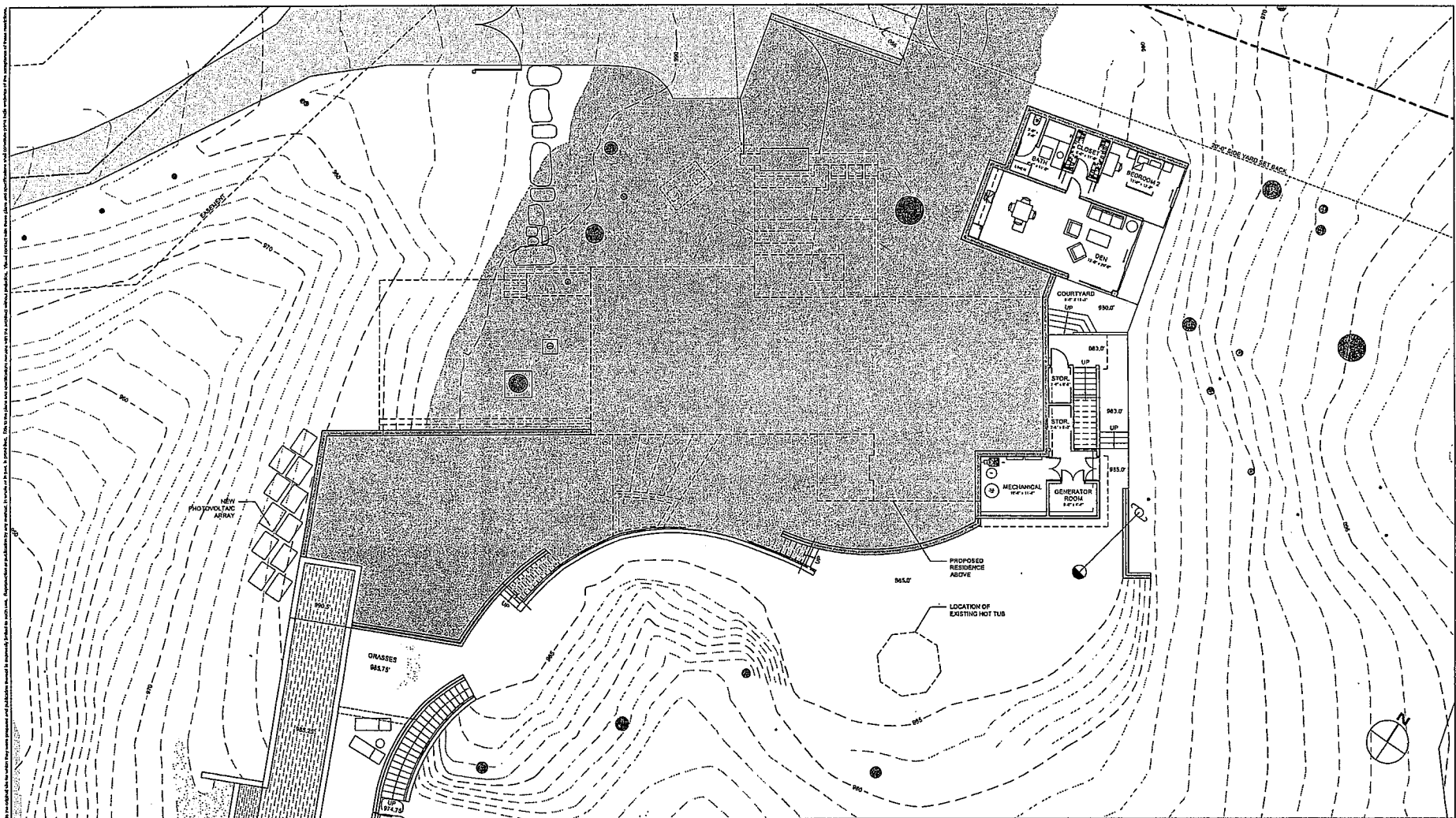


**Carver + Schickelanz**  
 ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 3684 - CARPENTEL, CA 92001 - USA  
 PHONE 858.874.3364 - FACSIMILE 424.0294  
 CARVER+SCHICKELANZ.COM

SHEET

7



DATE  
07 JULY 2020

SCALE  
1/8"=1'-0"

DRAWN  
DJD

JOB  
0612

TITLE  
PROPOSED LOWER FLOOR

**Fisher Residence**  
4222 PEEPER ROAD RD • BIG SUR, CA, 92020



**Carver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2841 • CARMEL CA 93921 • USA  
PHONE 831.874.2359 • FACSIMILE 831.874.2384  
CARVER@CARVER-SCHICKELANZ.COM

SHEET  
**8**

DATE	07 MAY 2009
SCALE	1/8" = 1'-0"
DRAWN	DAO
JOB	0412

# Fisher Residence

1433 WESTVA ROAD #2 • 94039, CA, 94920

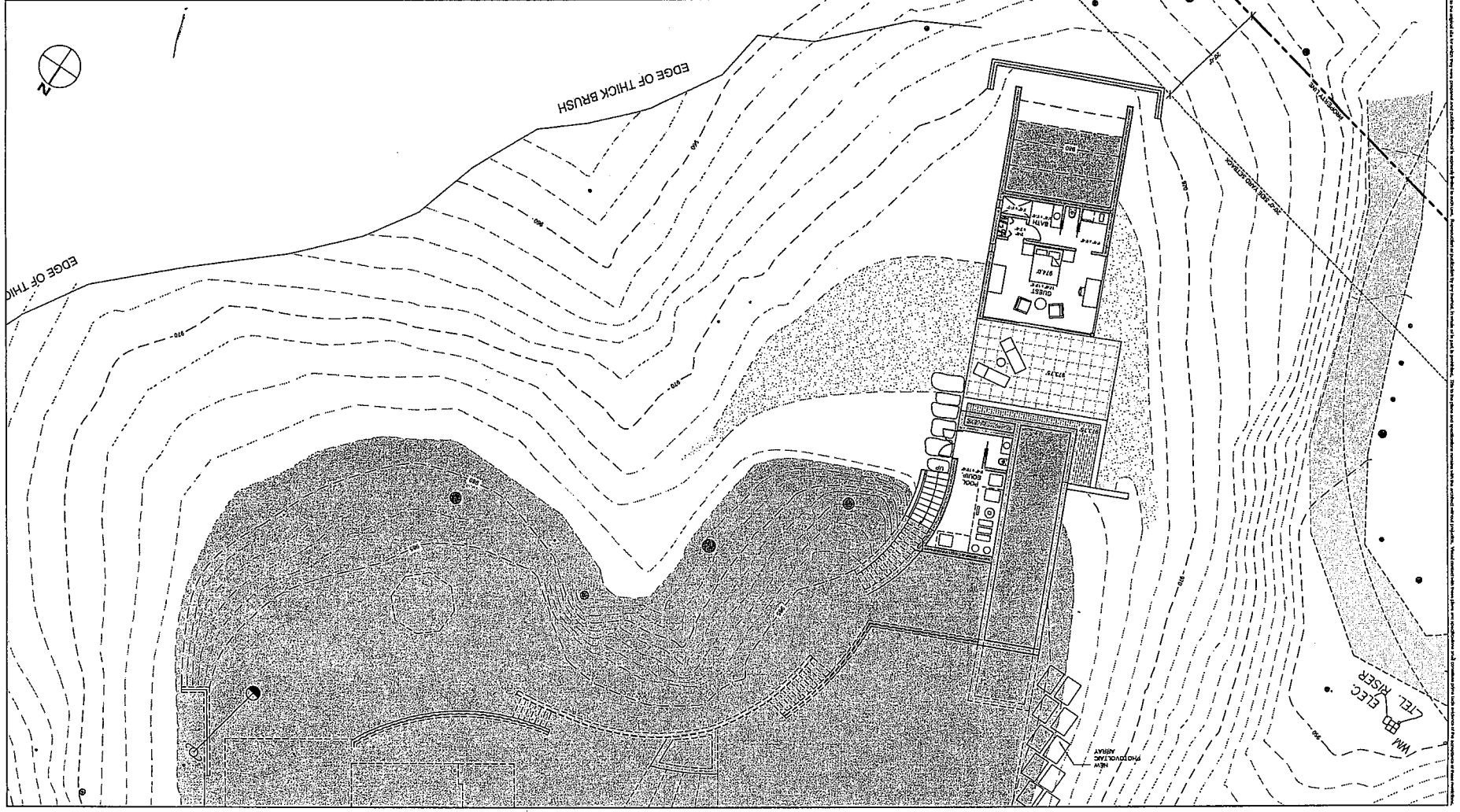


**CARVER + SONIKOLSK**  
ARCHITECTS - PLANNERS - INTERIOR DESIGNERS

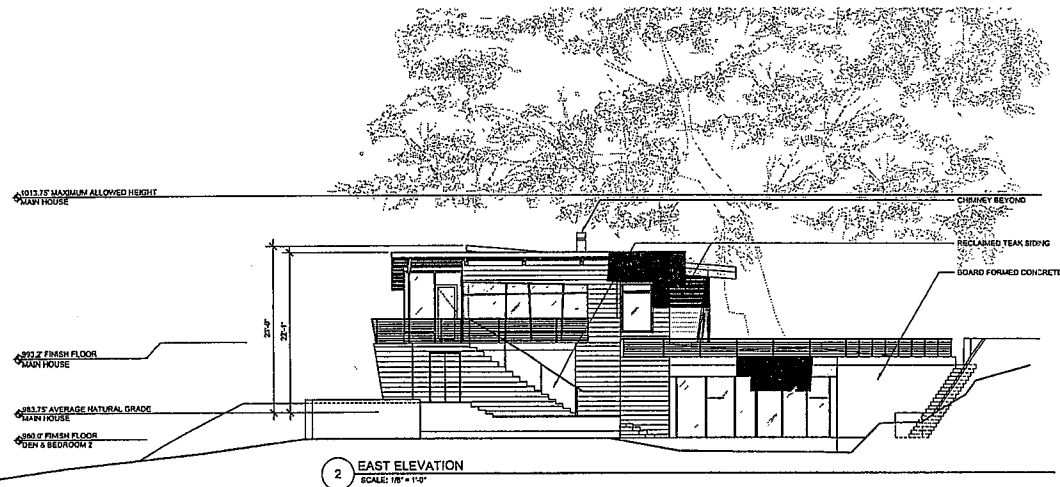
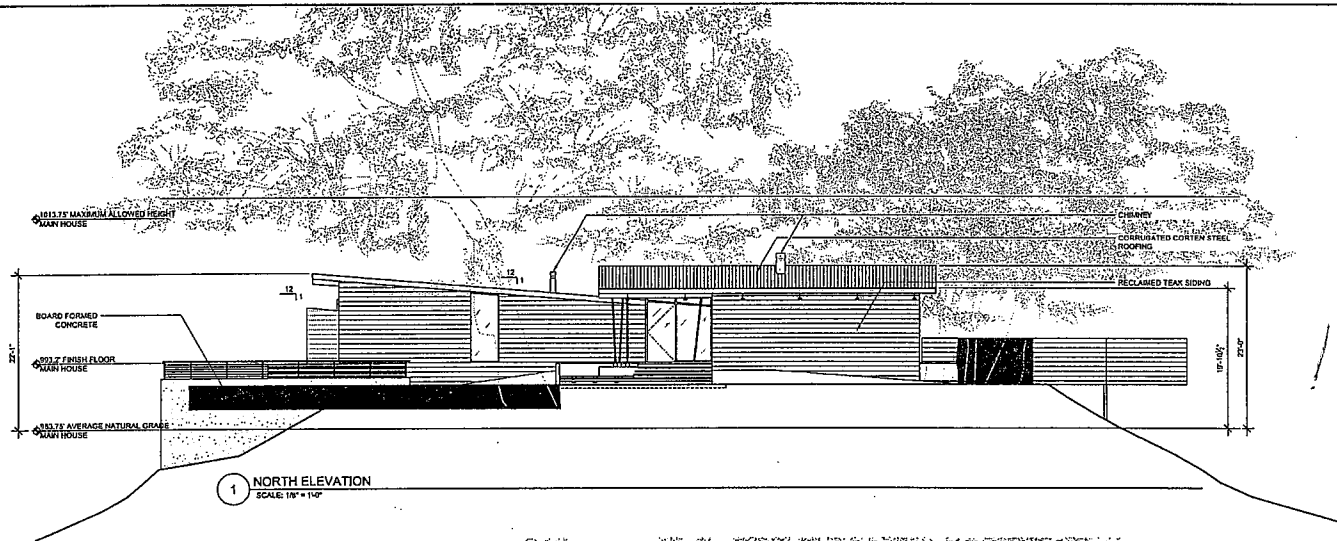
PO BOX 3841 • DANA POINT, CA 92621 • USA  
PHONE 949.236.1234 • FAX 949.236.1235  
CARVERANDSONIKOLSK.COM

9

SHEET







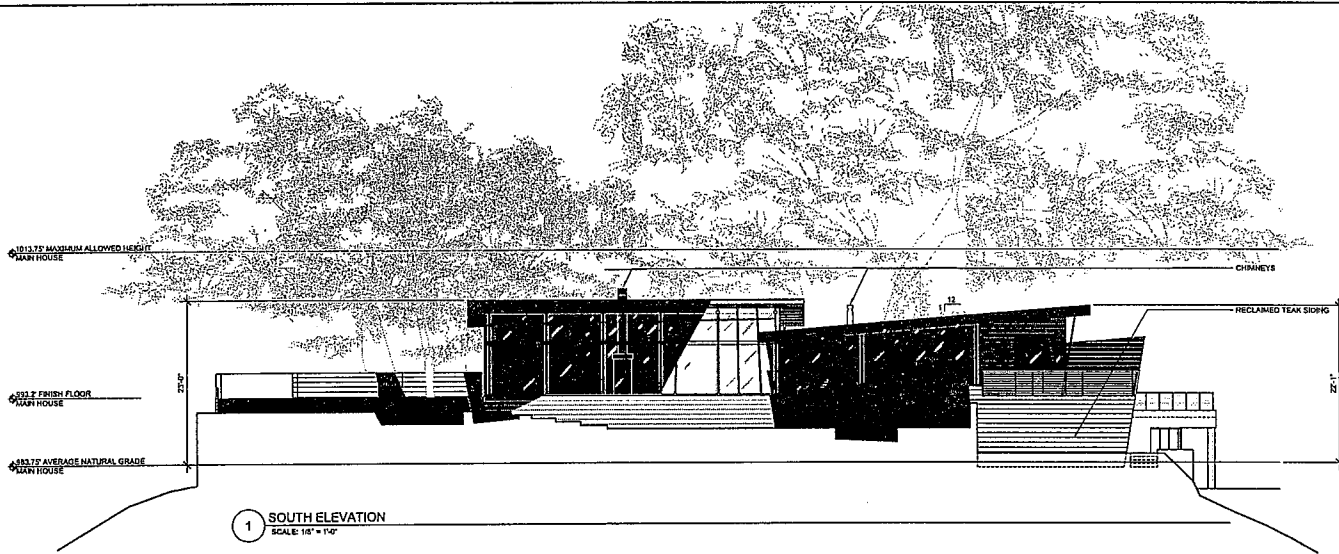
DATE	07 JULY 2000	TITLE	PROPOSED MAIN HOUSE SOUTH AND EAST ELEVATIONS
SCALE	1/8"=1'-0"	<h2 style="text-align: center;">Fisher Residence</h2> <p style="text-align: center; font-size: small;">44151 PEPPER ROAD RD • BIG SUR, CA, 93920</p>	
DRAWN	DJD		
JOB	0612		



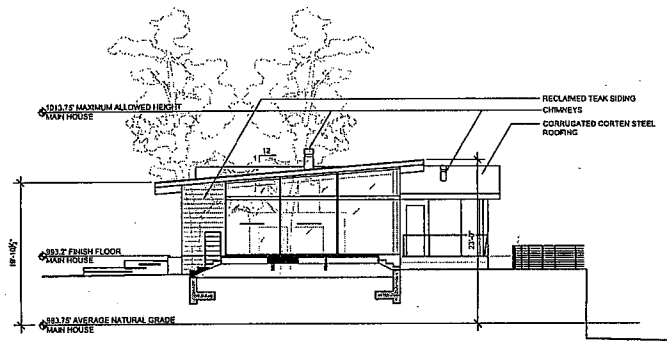
**Carver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 8844 • GARMEL CA 93831 • USA  
PHONE 931.824.2304 • FACSIMILE 931.8384  
CARVER@CSCHEATZ.COM

SHEET  
**10**



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

Use of these plans and specifications shall be limited to the project and site for which they were prepared and published, and no part of these plans and specifications shall be used for any other project or site without the prior written consent of the architect. This is not a contract and does not constitute an offer of insurance or any other financial product.

DATE	07 JULY 2009
SCALE	1/8" = 1'-0"
DRAWN	DJD
JOB	0812

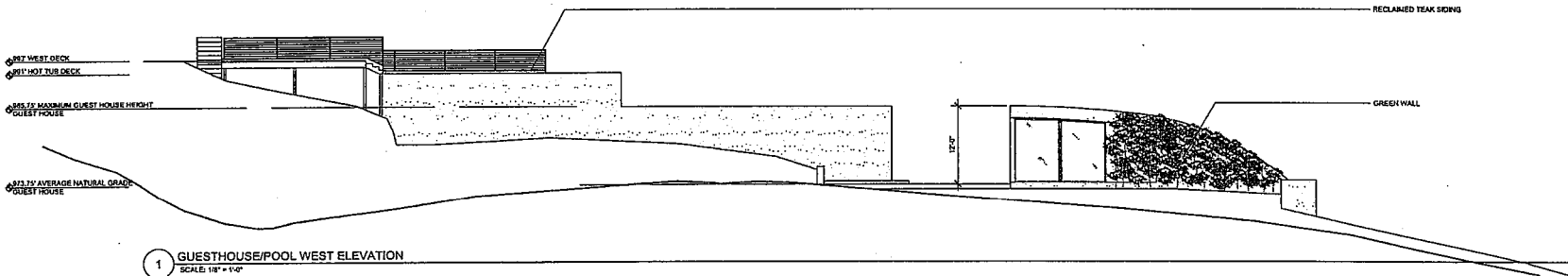
TITLE	PROPOSED MAIN HOUSE SOUTH AND WEST ELEVATIONS
<h2>Fisher Residence</h2> <p>48202 FISHER HOUSE RD • BIG SUR, CA, 93920</p>	



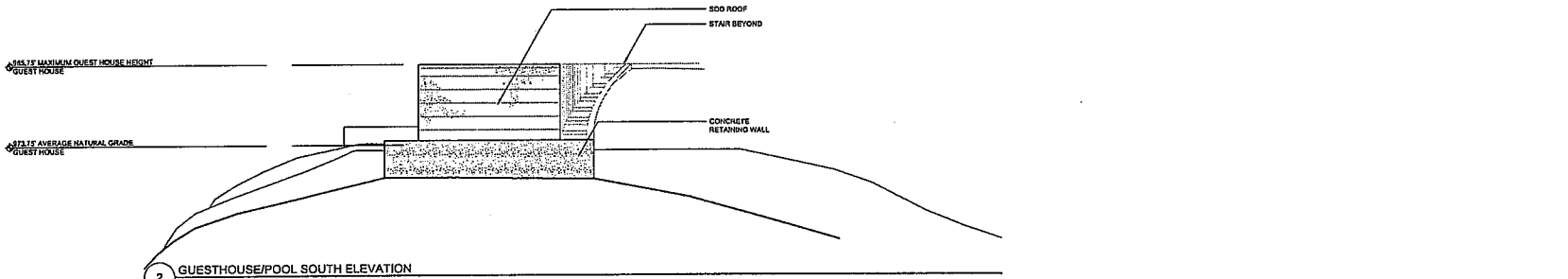
**Carver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2681 • CARPUL, CA 93931 - USA  
PHONE 831.834.2324 • FACSIMILE 831.834.2324  
CARVER+SCHICKELANZ.COM

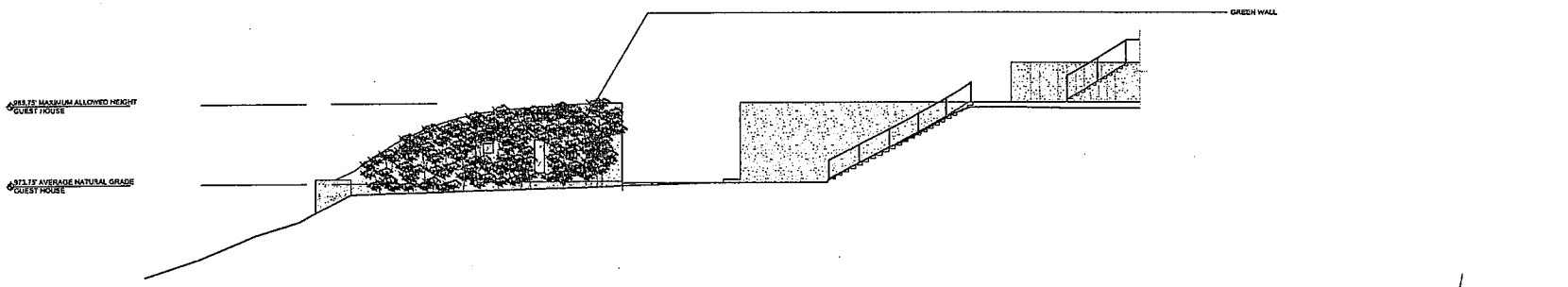
SHEET  
**11**



1 GUESTHOUSE/POOL WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 GUESTHOUSE/POOL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 GUESTHOUSE/POOL EAST ELEVATION  
SCALE: 1/8" = 1'-0"

DATE	07.JAN.2009	TITLE	GUEST HOUSE ELEVATIONS
SCALE	1/8"=1'-0"	<h2 style="text-align: center;">Fisher Residence</h2> <p style="text-align: center;">4333 PEPPER HOLLOW RD • BIG SUR, CA, 93920</p>	
DRAWN	DJD		
JOB	0812		



**Carver + Schickelanz**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

PO BOX 2884 • GAINESVILLE, GA 32603 • USA  
PHONE 352.854.2304 • FACSIMILE 352.8394  
CARVER@HONKTAKE.COM

SHEET  
**12**

# BIG SUR

Andrew Molera State Park

Los Padres Nat'l Forest

PROJECT SITE

Pacific Ocean

SYCAMORE CANYON RD

PFEIFFER RIDGE RD

Pheneger Creek

Juan Higuera Creek

Big Sur River

Pfeiffer-Redwood Creek

Pfeiffer Big Sur State Park




APPLICANT: FISHER

APN: 419-241-017-000

FILE # PLN080468

 300' Limit

 2500' Limit

 City Limits

